

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>99-449</u>	<u>CHARLES F. REBOZO</u>
<u>01-160</u>	<u>TAZ INVESTMENTS LLC</u>
<u>02-201</u>	<u>SVK AIRPORT LAND L. L. C.</u>
<u>02-229</u>	<u>PIERRE W. HENRY</u>
<u>02-244</u>	<u>LAW PROPERTIES LTD.</u>
<u>02-250</u>	<u>LUMSDEN OAKS ACQUISITION CORP.</u>
<u>02-279</u>	<u>CAROLE BROCK, TRUSTEE</u>
<u>02-280</u>	<u>HENRY C. MORAT, TRUSTEE</u>
<u>02-305</u>	<u>H.R. REALTY & INVESTMENTS, INC.</u>
<u>02-316</u>	<u>ABRAHAM LANDMAN, ET AL</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 11/12/02 TO THIS DATE:

HEARING NO. 02-4-CZ15-1 (01-160)

5-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: TAZ INVESTMENTS LLC

- (1) DELETION of a Declaration of Restrictions recorded in Official Record Book 15560 at Pages 16 through 29 as accepted pursuant to Resolution 4ZAB-162-92 and only as it applies to the subject property.
- (2) DELETION of Condition #13 of Resolution 4ZAB-162-92, passed and adopted by the Zoning Appeals Board and reading as follows:

“That a covenant, suitable for recording and meeting with the approval of the Zoning Director, be submitted that limits the remaining RU-2 and RU-3 parcels owned by the applicant to a single duplex only; said covenant to be submitted within 12 days.

The purpose of the requests is to remove a condition of a previous resolution and a Declaration of Restrictions from the subject property so the applicant may develop the property under the present zoning regulations for the underlying zones.

SUBJECT PROPERTY: Tract “E”, POINT ROYALE, SECTION 11, Plat book 142, Page 51.

LOCATION: The south side of Broad Channel Road and approximately 400' SE/ly of U.S. #1, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.67 Acres

PRESENT ZONING: RU-2 (Two Family Residential)
RU-3 (Four Unit Apartment 7,500 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/12/02 TO THIS DATE:

HEARING NO. 02-11-CZ15-3 (02-230)

27-56-39
Council Area 15
Comm. Dist. 8

APPLICANTS: LLOYD & JOHNNIE CASH

AU to RU-3M

SUBJECT PROPERTY: The north ½ of the SE ¼ of the NE ¼ of the SE ¼, of Section 27, Township 56 South, Range 39 East, less such road rights-of-way as may exist.

LOCATION: The Southwest corner of theoretical S.W. 137 Avenue (Tallahassee Road) and theoretical S.W. 258 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.13 gross acres

AU (Agricultural – Residential)
RU-3M (Minimum Apartment House 12.9 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 12/11//02 TO THIS DATE:

HEARING NO. 02-3-CZ15-3 (99-449)

23-56-39
Council Area 15
Comm. Dist. 9

APPLICANT: CHARLES F. REBOZO

AU & BU-2 to BU-3

SUBJECT PROPERTY: LOT 1, Deed book 3949, Page 232: All of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 56 South, Range 39 East, which lies SE/ly of, and immediately adjacent to the SE/ly right-of-way line of State Road No. 5, as shown on the State Road Department right-of-way Map, Section 8702-108, Road No. 5, Plat book 50, Page 39, except the property heretofore conveyed by the Grantors herein to the Grantees herein on August 7, 1952, by Warranty Deed recorded in Deed Book 3634, Page 286. AND: LOT 2, Deed book 3634, Page 286: That part of Section 23, Township 56 South, Range 39 East described as follows: Beginning at a point on the SE/ly side of State Highway #5 and other land of the grantors herein 159.61' in a SW/ly direction from the point at which the SE/ly side of the said State highway #5 intersects the E/ly section line of Section 23, Township 56 South, Range 39 East, Plat book 50, Page 82; thence in a NW/ly direction along the right-of-way of said highway 79.87' to a point; thence continuing along the right-of-way of said highway in a SW/ly direction 150' to a point; thence at right angles to tangent of said highway, in a SE/ly direction along other lands of the grantor herein 246.21'± to a point on the N/ly property line of Vina Smith; thence E/ly along Smith's land 96.67'± to the E/ly line of Section 23, Township 56 South, Range 39 East aforementioned; thence along said section line in a N/ly direction 111.84'± to a point on a line which would be the continuation of the right-of-way line running SE/ly and NW/ly aforementioned as extended in a SE/ly direction to its intersection with the E/ly section line of Section 23, Township 56 South, Range 39 East aforementioned; thence along said line in a NW/ly direction 157.64'± to the Point of beginning in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 56 South, Range 39 East.

LOCATION: 23333 South Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.03 Acres

AU (Agricultural – Residential)

BU-2 (Business – Special)

BU-3 (Business – Liberal)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/11/02 TO THIS DATE:

HEARING NO. 02-10-CZ15-2 (02-201)

26-56-39
Council Area 15
Comm. Dist. 9

APPLICANT: SVK AIRPORT LAND L. L. C.

AU to RU-1M(a)

SUBJECT PROPERTY: The west $\frac{3}{4}$ of the south $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 56 South, Range 39 East.

LOCATION: The Northeast corner of S.W. 137 Avenue & S.W. 256 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15 Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 03-1-CZ15-1 (02-229)

8-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: PIERRE W. HENRY

Applicant is requesting approval to permit a single family residence setback 1.08' from the interior side (south) property line. (The underlying zoning district requires 7.5').

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "Floor Plan," by an unknown preparer, dated stamped received 8/6/02 and a "Boundary Survey," as prepared by Armando F. Alvarez, P. L. S., dated stamped received 8/6/02 and consisting of a total of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 18, Block 38, BEL AIRE SECTION 6, Plat book 84, Page 18.

LOCATION: 20350 Bel Aire Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 16,200 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 03-1-CZ15-2 (02-244)

2-57-39
Council Area 15
Comm. Dist. 9

APPLICANT: LAW PROPERTIES LTD.

AU to RU-1M(a)

SUBJECT PROPERTY: The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ all being in Section 2, Township 57 South, Range 39 East.

LOCATION: The Southwest corner of theoretical S.W. 133 Avenue & theoretical S.W. 280 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15.48 Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family Residential 5,000 sq. ft. net)

HEARING NO. 03-1-CZ15-3 (02-250)

2-57-39
Council Area 15
Comm. Dist. 9

APPLICANT: LUMSDEN OAKS ACQUISITION CORP.

AU to RU-1M(a)

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 57 South, Range 39 East.

LOCATION: The west side of theoretical S.W. 132 Avenue and south of theoretical S.W. 282 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 23 Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 03-1-CZ15-4 (02-279)

18-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: CAROLE BROCK, TRUSTEE

AU to RU-1M(a)

SUBJECT PROPERTY: The south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, less the east 132' & less the west 50'; all in Section 18, Township 56 South, Range 40 East.

LOCATION: The Northeast corner of theoretical S.W. 226 Street & S.W. 112 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.6± Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 03-1-CZ15-5 (02-280)

2-57-39
Council Area 15
Comm. Dist. 9

APPLICANT: HENRY C. MORAT, TRUSTEE

AU to RU-1M(a)

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all being in Section 2, Township 57 South, Range 39 East.

LOCATION: The Southeast corner of theoretical S.W. 132 Avenue (Pine Island Road) & theoretical S.W. 284 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 20 Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 03-1-CZ15-6 (02-305)

33-56-39
Council Area 15
Comm. Dist. 9

APPLICANT: H.R. REALTY & INVESTMENTS, INC.

EU-M to RU-3M

SUBJECT PROPERTY: All of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and all of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and all of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 56 South, Range 40 East, lying S/ly and W/ly of the S/ly and W/ly right-of-way of Black Creek Canal (Canal C-1).

LOCATION: Lying on the north side of theoretical S.W. 232 Street and east of theoretical S.W. 107th Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60± Acres

EU-M (Estate Suburban 1 Family 15,000 sq. ft. net)

RU-3M (Minimum Apartment House 12.9/net acre)

APPLICANT: ABRAHAM LANDMAN, ET AL

(1) AU to BU-1A

REQUEST #1 ON PARCEL "A"

(2) RU-3M to BU-1A

REQUEST #2 ON PARCEL "B"

SUBJECT PROPERTY: PARCEL "A": Begin at the Southeast corner of N.W. $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 57 South, Range 39 East; thence west along the south line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ 488.1' to the SE/ly right-of-way of U. S. Highway #1; thence NE/ly along the SE/ly line of said U.S. No. 1, 424' and thence at right angles with U.S. Highway No. 1, run SE/ly 276.28' to the east line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 57 South, Range 39 East; thence run south along the east line of NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section, 128.95' to the Point of beginning; all lying and being a portion of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 57 South, Range 39 East. LESS AND EXCLUDING: That portion of the south 30' of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 57 South, Range 39 East, lying E/ly of the SE/ly right-of-way line of State Road No. 5. AND: PARCEL "B": All that part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 57 South, Range 39 East, lying SE/ly of State Highway 5; LESS: Begin at the Southeast corner of N.W. $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 57 South, Range 39 East; thence west along the south line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ 488.1' to the SE/ly right-of-way of U. S. Highway #1; thence NE/ly along the SE/ly line of said U.S. No. 1, 424' and thence at right angles with U.S. Highway No. 1, run SE/ly 276.28' to the east line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 57 South, Range 39 East; thence run south along the east line of NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section, 128.95' to the Point of beginning; AND LESS: Begin at the Southeast corner of N.W. $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 57 South, Range 39 East; thence run north a distance of 544.21' for the Point of beginning. From Point of beginning run in a SW/ly direction parallel to State Highway 5, a distance of 50' to a point; thence run in SE/ly direction perpendicular to State Highway 5; to a point on the east line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 57 South, Range 39 East; thence run north a distance to the Point of beginning.

LOCATION: The east side of U. S. Highway #1 and north of S.W. 284 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3 Acres

AU (Agricultural – Residential)
RU-3M (Minimum Apartment House 12.9 units/net acre)
BU-1A (Business – Limited)